

CHAPTER II

DISTRICTS

ARTICLE 3 ZONING DISTRICTS, BOUNDARIES, AND MAPS

Section 301 Districts Established

The unincorporated territory of Springfield Township, Clark County, Ohio, zoned under Section 519.02 seq., of the Revised Code of the State of Ohio, shall be and is hereby divided into the following districts:

"A"	Agricultural Residential District
"R-1"	Single Family Residential District
"R-2"	Single Family Residential District
"R-3"	Single Family Residential District
"R-4"	Single Family Residential District
"R-5"	Two Family Residential District
"R-6"	Multiple Family Residential District
"R-7"	Multiple Family Residential District
"R-8"	Mobile Home Residential District
"OR-1"	Office Residential District
"O-2"	Office District
"B-1"	Neighborhood Business District
"B-2"	Community Business District
"B-3"	General Business District
"B-4"	Expressway Service District
"S"	Specific Use Control
"I-1"	Light Industrial District
"I-2"	General Industrial District
"I-3"	Heavy Industrial District

"F"	Flood Plain District
"NR"	Natural Resources
"PD-1"	Planned Residential District
"PD-2"	Planned Office District
"PD-3"	Planned Business District
"PD-4"	Planned Industrial District

Section 302 Boundaries

302.01 Incorporation

The boundaries of these districts are hereby established as shown on the Zoning Map of the unincorporated areas of Springfield Township in Clark County, Ohio, which Map is hereby made a part of this Resolution. The said *Zoning Map* and all notations and references and other matters shown thereon, shall be, and are hereby made, part of this Resolution. Said *Zoning Map* properly attested, shall be and remain on file in the Office of the Township Zoning Inspector, Springfield Township Trustees, and the Springfield Township Zoning Commission of Clark County, Ohio.

302.02 Areas Shown on Map

It is the intent of this Zoning Resolution that the entire area under the jurisdiction of Springfield Township Zoning, including all land, water areas, rivers, streets, alleys, railroad, and other rights-of-way be included in the districts established by this Resolution. Any area not shown on the Official Zoning Map of the Township as being included in any district shall be deemed to be in the "R-1" Single Family Residential District.

302.03 Rules of Interpretation

In the event uncertainty exists with respect to the intended boundaries of the various districts shown on the Official Zoning Maps, the following rules shall apply:

- A. Where the designation of a boundary line on the Zoning Maps coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- B. Where the district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.

- C. Where the district boundaries do not coincide with the location of streets, alley or lot lines, the district boundaries shall be determined by the use of the scale shown on the Zoning Maps.
- D. All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys, public ways, waterways, and railroad rights-of-way.
- E. Where the centerline of a street, alley, public way, waterway or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.

Section 303 District Requirements

- A. In all districts, no building or structure or part thereof, hereafter shall be erected, constructed, or altered and maintained, and no new use or change shall be made or maintained of any building, structure, or land or part thereof, except in conformity with the provisions of this Resolution.
- B. All buildings and uses in any district shall be subject to the provisions of Article 26, Schedule of Regulations; Chapter 3, General Regulations; and Chapter 4, Special Regulations.

<p style="text-align: center;">ARTICLE 4 "A" AGRICULTURAL DISTRICT AND PURPOSE</p>

Section 400 **Intent**

This district has been established to provide for agricultural activity on large tracts and areas of open land.

Section 401 **Principal Permitted Uses**

- A. Agriculture and the usual agricultural buildings and structures, provided that any building in which animals are housed shall be a distance of at least three hundred (300) feet from any dwelling, other than a farm dwelling, or from any lot in a Residential, Office or Business District.
- B. Single family dwellings.
- C. Public, parochial, and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Publicly owned and operated buildings and facilities.
- E. Places of worship having at least one property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- F. Publicly owned parks, playgrounds, community centers, and libraries.
- G. Colleges and universities, that meet the following standards:
 - 1. Minimum site: 40 acres.
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet from all property lines.

Section 402 Conditional Use

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Airports in accordance with the provisions of Section 3703.
- B. Cemeteries, including mausoleums and crematoria, provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet and burial sites at least one hundred (100) feet from adjacent property, street and highway lines, and provided further that any new cemetery shall contain an area of twenty (20) acres or more.
- C. Kennels and animal hospitals for the raising, breeding, treatment, and boarding of dogs, or other small animals, provided that all outside runs be at least two hundred (200) feet from all property lines.
- D. Riding academies, provided that such building or stable shall be a distance of two hundred (200) feet from any lot in any Residential District.
- E. Golf courses, driving ranges, miniature golf courses, swimming pools, tennis courts, gun clubs and similar recreational uses subject to the requirements of Article 35.
- F. A trailer, or other temporary building, for a period not to exceed nine (9) months while a permanent dwelling is being constructed on the same lot.
- G. A nursing, convalescent, or rest home having at least one property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- H. Bed and Breakfast: Before approval of this conditional use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that parking will be screened from view of adjacent residence must be provided.

Section 403 Accessory Uses

- A. A single family dwelling for persons employed on the premises and not rented or otherwise used as a separate dwelling.
- B. A private garage, parking space, or stable.
- C. Roadside stands, offering for sale only agricultural products grown on the premises.

- D. The keeping of animals and/or fowl as pets or for domestic use.
- E. Home occupation as defined in Article 2, Subsection 208.01.

Section 404 Development Standards

See Article 26, Schedule of Regulations and Chapters III and IV, General and Special Regulations.

ARTICLE 5
"R-1" THRU "R-4" SINGLE FAMILY
RESIDENTIAL DISTRICTS

Section 500 Intent

The "R-1" thru "R-4" Single Family Residential Districts as herein established are intended to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low density, single family detached dwellings along with other residentially-related facilities which serve the residents in the district.

Section 501 Principal Permitted Uses

- A. Single family detached dwellings.
- B. Public, parochial, and other private elementary and/or high schools offering courses in general education and not operated for profit.
- C. Publicly owned and operated parks, playgrounds, community centers, and libraries.

Section 502 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906:

- A. Private swimming pools, tennis courts, and accessory uses subject to the requirements of Article 35.
- B. Places of worship, having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- C. Utility, public service, municipal buildings that do not require outdoor storage or materials or vehicles.
- D. Colleges and universities that meet the following standards:
 - 1. Minimum site: 40 acres.
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings

which shall be at least eighty (80) feet from all property lines.

- E. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that parking will be screened from view of any adjacent residence must be provided.

Section 503 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages and stables ("R-1"), provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 504 Development Standards

See Article 26, Schedule of Regulations and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 6 "R-5" TWO FAMILY RESIDENTIAL DISTRICT</p>

Section 600 Intent

The "R-5" Two Family Residential District as herein established is intended to afford transition of use in existing housing areas by permitting new construction or conversion of existing structures between low density, residential and commercial, office, higher density residential, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Township where larger houses have been or can be converted from single family to two family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repair and modernization. This district also allows the construction of new two family residences.

Section 601 Principal Permitted Uses

- A. Single family dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Publicly owned parks, playgrounds, community centers, and libraries.
- E. Single family condominium units subject to Article 36 and 26.
- F. Two family condominium units subject to Articles 36 and 26.

Section 602 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 37, Section 3706.

- A. Private swimming pools, tennis courts, and accessory uses subject to the requirements of Article 35.
- B. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.

- C. Utility, public services, and municipal buildings that do not require outdoor storage of materials and vehicles.
- D. Colleges or universities that meet the following standards:
 - 1. Minimum site: 40 acres
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. Building shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be eighty (80) feet from all property lines.
- E. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that parking will be screened from view of any adjacent residence must be provided.

Section 603 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 604 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

ARTICLE 7
'R-6' AND 'R-7' MULTIPLE-
FAMILY RESIDENTIAL DISTRICT

Section 700 **Intent**

The "R-6" and "R-7" Multi-family Residential Districts as herein established, are intended to provide sites for multiple family dwelling structures and related uses which will generally serve as zones of transition between non-residential districts and lower density single or two (2) family districts.

Section 701 **Principal Permitted Uses: "R-6"**

- A. Single family dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Multiple-family dwellings.
- D. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- E. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare.
- F. Publicly owned parks, playgrounds, community centers, and libraries.
- G. Single family condominium units subject to Articles 36 and 26.
- H. Two family condominium units subject to Articles 36 and 26.
- I. Multi-family condominium units subject to Articles 36 and 26.

Section 702 **Principal Permitted Uses – "R-7"**

- A. Multiple-family dwellings.
- B. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- C. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare.
- D. Publicly owned parks, playgrounds, community centers, and libraries.

Section 703 Conditional Uses: "R-6" and "R-7"

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Private swimming pools, tennis courts, and accessory uses subject to the requirements of Article 35.
- B. Utility, public service, and municipal buildings that do not require outdoor storage of materials or vehicles.
- C. Colleges or universities that meet the following standards:
 - 1. Minimum site: 40 acres
 - 2. All access to site shall be from a major or secondary thoroughfare.
 - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be eighty (80) feet from all property lines.
- D. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that parking will be screened from view of any adjacent residence must be provided.
- E. Nursery or child care centers provided:
 - 1. There shall be an outdoor play area of one hundred and fifty (150) square feet or more per child.
 - 2. Such play area shall be arranged in accordance with provisions for accessory uses in Article 29, Section 2904.
 - 3. Such play area shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.

Section 704 Accessory Uses: "R-6" and "R-7"

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.

- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 705 Developmental Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 8 "R-8" MOBILE HOME RESIDENTIAL DISTRICT</p>
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Section 800 **Intent**

This district has been established to provide for mobile homes in mobile home parks.

Section 801 **Principal Permitted Uses**

- A. Mobile home parks
 - 1. Mobile homes (house trailers)

Section 802 **Accessory Uses**

- A. Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external signs of any nature whatsoever shall be permitted.
- B. Other accessory uses, buildings, or structures customarily incidental to the aforesaid use.

Section 803 **Developmental Standards**

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

803.01 **Required Conditions**

- A. Each lot in a Mobile Home Park shall be served with sanitary sewer and water.
- B. The minimum area of a mobile home park shall be ten (10) acres.
- C. A twenty (20) foot Greenbelt shall be located and effectively maintained at all times along all park boundary lines except at established entrances and exits serving the park.
- D. Each park shall provide a recreational area or areas equal in size to at least eight (8) percent of the gross area of the park. Streets, parking areas and Greenbelt shall not be considered as part of the required recreational area(s).
- E. All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.

- F. Mobile home sites shall be a minimum of five thousand (5,000) square feet in area.
- G. Each mobile home site shall have a minimum width of fifty (50) feet.
- H. The minimum distance between a mobile home and another mobile home or structure shall be twenty (20) feet.
- I. Each mobile home shall be located at least ten (10) feet from the Greenbelt.
- J. Each mobile home site shall be provided with a stand consisting of a solid concrete slab or two (2) concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all seasons. When concrete ribbons are used, the area between the ribbons shall be filled with a layer of crushed rock.
- K. Accessory uses shall be located at least one hundred (100) feet from the Greenbelt.

803.02 Required Conditions for Existing Mobile Home Parks

No enlargements or extensions to any mobile home park shall be permitted unless they are made to conform substantially with all the requirements for new parks.

<p style="text-align: center;">ARTICLE 9 "OR-1" OFFICE RESIDENTIAL DISTRICT</p>

Section 900 Intent

This district has been established to provide for a mixture of residential, small office, and professional service establishments which will maintain the residential appearance of the neighborhood while not creating or generating a great amount of traffic and noise.

Section 901 Principal Permitted Uses

- A. Any use permitted in Section 501 (R-4). The requirements of that Article shall be applicable.
- B. Barber and beauty shops provided:
 - 1. It is a one-chair operation
 - 2. The sole operator is the resident on the premises.
- C. Nursery or child care centers provided:
 - 1. There shall be an outdoor play area of one hundred and fifty (150) square feet or more per child.
 - 2. Such play area shall be arranged in accordance with provisions for Accessory Uses in Article 29, Section 2904.
 - 3. Such play area shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
- D. Professional services, including but not limited to, offices of physicians, surgeons, dentists, lawyers, architects, engineers, insurance and real estate agents and members of similar professions.
- E. Rooming houses.

Section 902 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.

- B. Home Occupation as defined in Article 2, Section 209.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

Section 903 Required Conditions

No Zoning Certificate shall be issued for an "OR-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. Such building shall front onto a collector or arterial street with a right-of-way of sixty-two (62) feet or more as established on the Official Thoroughfare Plan for Clark County.
- B. The office establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor.
- C. No alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 904 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 10 "O-2" OFFICE DISTRICT</p>

Section 1000 Intent

This "O-2" district as herein established is intended to accommodate uses such as offices, banks, and institutions which can serve as transitional areas between residential and commercial districts or between major thoroughfares and residential districts.

Section 1001 Principal Permitted Uses

- A. Art galleries, libraries, and museums.
- B. Artist, sculptor and composer studios.
- C. Banks and financial institutions.
- D. Hospitals.
- E. Libraries and reading rooms.
- F. Medical and dental clinics.
- G. Medical research facilities.
- H. Nursing homes, rest homes, and convalescent homes.
- I. Office buildings of any kind provided that no retail trade with the general public is carried on and no stock of goods is maintained for sale to customers.
- J. Radio and television broadcasting studios.
- K. Research and development laboratories.
- L. School and educational services.
- M. Veterinarians offices provided that:
 - 1. Offices shall be housed in a completely enclosed and sound-proofed building.
 - 2. Services will be on a strictly "out-patient basis" with no raising, breeding and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.

- N. Rooming houses.

Section 1002 Conditional Uses

The following Conditional Uses are subject to approval in accordance with Article 39, Section 3906.

- A. Retail and service uses such as restaurants, drug stores, barber and beauty shops, tobacconists, gift shops, but only:
 - 1. When located entirely within a building or structure containing primarily a principal use or uses permitted in this district.
 - 2. With access for the public provided only through the lobby.
- B. Hotels and motels which may have eating places #1 and #2, swimming pools, plus other customary incidental facilities.
- C. Testing laboratories which are compatible with the other permitted uses.
- D. Publicly owned buildings, telephone exchange buildings, and public utility offices; but not including storage yards, transformer stations, sub-stations, or gas regulator stations.

Section 1003 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily intended to any aforementioned permitted use.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Other accessory uses permitted for this district by Article 29.

Section 1004 Developmental Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Specific Regulations.

- M. Outside incinerators shall be a minimum distance of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 1104 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Specific Regulations.

<p style="text-align: center;">ARTICLE 11 "B-1" NEIGHBORHOOD BUSINESS DISTRICT</p>

Section 1100 Intent

This district has been established to provide for relatively small business and service establishments which may be placed in a residential or rural area to serve primarily nearby residents.

Section 1101 Principal Permitted Uses

- A. Baked goods shops, retail only.
- B. Barber and beauty shops.
- C. Candy and ice cream stores.
- D. Drug stores.
- E. Pick-up stations for dry cleaning and laundry.
- F. Dry cleaning and Laundromats of the self-service type.
- G. Grocery and delicatessen stores.

Section 1102 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary building for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1103 Required Conditions

No Zoning Certificate shall be issued for a "B-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity is open to the public only between the hours of 7:00 A.M. and 11:00 P.M.
- B. The business activity shall be conducted wholly within a completely enclosed building.
- C. The business establishment shall not offer goods, services, food, beverages, or make sales directly to customers in automobiles,

except for drive-in windows for pick-up or delivery and which will be provided with adequate drive-way space on the premises for waiting vehicles.

- D. All business shall be of retail or service character.
- E. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of service or the sale of goods to the public on the premises.
- F. All premises shall be furnished with all-weather hard surface walks of a material such bituminous or Portland cement concrete, wood, tile, Terrazo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- G. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- H. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- I. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- J. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- K. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- L. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.

ARTICLE 12

"B-2" COMMUNITY BUSINESS DISTRICT

Section 1200 Intent

This district has been established to provide for a variety of business functions serving the needs of consumers beyond the immediate neighborhood. Generally, the "B-2" district is characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

Section 1201 Principal Permitted Uses

- A. Any use permitted in 1101, however, required conditions of Section 1204 shall be applicable.
- B. All retail businesses, service establishments, or processing uses as follows:
 - 1. Any retail business whose principal activity is the sale, rent, or lease of merchandise in an enclosed building.
 - 2. Any service establishment of an office, showroom; workshop of an electrician, decorator, dressmaker, tailor, baker, painter, or upholsterer; an establishment doing radio or home appliance repair, photographic reproduction, or similar service establishments that require a retail adjunct.
- C. Private clubs, fraternal organizations, and lodge halls.
- D. Eating places:
 - 1. Eating places #1.
 - 2. Eating places - carry-outs.
- E. Business schools and colleges or private schools operated for profit.
- F. Other uses similar to the above permitted uses.

Section 1202 Conditional Uses

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to release and approval in accordance with Article 39, Section 3906.

- A. Automobile service stations, when developed as part of a larger planned shopping center which has been designed so as to integrate the automobile service station with the site plan and architecture of the total shopping center.
- B. Indoor recreation (wholly enclosed places of recreation or amusement) i.e., theaters, bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor skating rinks, assembly or concert halls.
- C. Eating places #2.

Section 1203 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary building for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1204 Required Conditions

No Zoning Certificate for a "B-2" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- B. The business activity will be conducted wholly within a completely enclosed building except for automobile service stations in accordance with Sub-Section 1204F.
- C. The business establishment shall not offer goods, services, food, beverages, or make sales directly to customers in automobiles, except for drive-in windows for pick-up or delivery and which will be provided with adequate driveway space on the premises for waiting vehicles.
- D. No manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods for the public on the premises.

- E. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- F. Automobile service stations when permitted shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories, shall be permitted. No outdoor storage or rental of trucks, trailers, or passenger vehicles shall be permitted.
- G. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- H. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- I. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 33.
- J. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- K. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- L. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.

- M. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- N. Outside incinerators shall be a minimum distance of fifty (50) feet from all residential lot lines. The incinerator and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 1205 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 13 "B-3" GENERAL BUSINESS DISTRICT</p>

Section 1300 Intent

The "B-3" district as herein established is intended to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local and community business districts. Open air business uses, when allowed as Conditional Uses, shall be regulated under the provisions of this district.

Section 1301 Principal Permitted Uses

- A. Any use permitted in Sections 1201 and 1202; however, the required conditions of Section 1304 shall be applicable.
- B. Automobile laundries (or wash) when completely enclosed in a building.
- C. Agricultural implement sales or service.
- D. Auction house.
- E. Bus passenger stations.
- F. Garden stores, garden centers, greenhouses, and nurseries.
- G. Hay, grain, and feed stores.
- H. New and used car salesrooms, showrooms, or office.
- I. Other uses similar to the above uses.

Section 1302 Conditional Uses

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to review and approval in accordance with Article 39, Section 3906.

- A. Businesses in the character of a drive-in or open-front store (including service stations and drive-in eating places) subject to the following conditions:
 - 1. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.

- a. A setback of at least fifty (50) feet from the right-of-way line of any existing or proposed street must be maintained.
- B. Hotels, motels, subject to the following conditions:
 - 1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
 - 2. Each unit shall contain at least two hundred and fifty (250) square feet of floor area.
 - 3. No guest shall establish a legal residence at a motel.
- C. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in a funeral procession; provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the mortuary establishment.
- D. Outdoor sales space for exclusive sale, rent, or lease of new or second-hand automobiles, trucks, motorcycles, boat and marine equipment, mobile homes, utility trailers, all subject to the following:
 - 1. Access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.
 - 2. No major repair or major refinishing shall be done on the lot.
- E. Veterinary hospitals, clinics, kennels, or pounds, provided all activities are conducted within a totally enclosed main building, and further that all buildings are set back at least one hundred (100) feet from abutting residential districts on the same side of the street.
- F. Outdoor recreation (non-enclosed place of recreation or amusement) except for outdoor theaters; see Section 3701.

Section 1303 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1304 Required Conditions

No Zoning Certificate shall be issued for "B-3" use until the applicant shall have certified to the Zoning Inspector that:

- A. Drive-in windows for pick-up or delivery shall be located on and accessible only from the premises and shall be provided with adequate driveway space for waiting vehicles.
- B. All businesses shall be of retail, service, or recreational character.
- C. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- D. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- E. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- F. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- G. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provision of Article 34.
- H. No emission of toxic or noxious matter, which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- I. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be

kept to a minimum by appropriate landscaping, paving, or other acceptable means.

- J. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- K. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- L. Outside incinerators shall be a minimum distance of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

Section 1305 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 14 "B-4" EXPRESSWAY SERVICE DISTRICT</p>

Section 1400 Intent

The expressway service district as herein established is intended to provide for servicing the needs of automobile highway traffic at the interchange areas on feeder roads, the avoidance of undue congestion along feeder roads, the promotion of smooth traffic flow at the interchange area and on the expressway, and the protection of adjacent properties in adjacent districts from adverse influence of traffic are prime considerations in the application of this district.

Section 1401 Principal Permitted Uses

- A. Automobile service stations, parking garages, and bus passenger stations.
- B. Retail establishments to service the needs of the highway traveler including such facilities as: drug stores, gift shops, restaurants, but not including drive-in restaurants.
- C. Motels, hotels, and transient lodging facilities.
- D. Other uses similar to the above.

Section 1402 Required Conditions

- A. Barriers

All developments shall be physically separated from the feeder road by a curb and planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress and egress except for authorized access ways.

- B. Access ways

Each separate use, grouping of buildings or grouping of uses as part of a single development shall not have more than two (2) access ways from a feeder road such access ways shall not be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp and the feeder road.

Section 1403 Development Standards

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Specific Regulations.

ARTICLE 15

“S” SPECIFIC USE CONTROL

Section 1500 Intent

There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. This district is established to provide for a mixture of professional offices and other small offices which will maintain the residential appearance of the neighborhood and will not generate a great amount of traffic and/or noise. All requirements of the identified district and all other general requirements shall apply to the specific use or uses.

Procedures

- A. The specific use control may be implemented in the following manner:
 - 1. The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
 - 2. The Township Zoning Commission may state that the property shall be used for one or more specific uses.
- B. The Specific Use Control is subject to the following:
 - 1. The rezoned property shall become effective thirty (30) days after the adoption of the rezone and specific use designation by the Township Trustees.
 - 2. All requirements of the district and all general requirements shall apply to “S” zoning.

Change of Use or Uses

If a property owner wishes to change the use or uses on a tract which is designated as “S” (Specific Use), an application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another zoning district without the “S” Specific Use Control. If the request is to change from one specific use to another specific use, the appropriate zoning district must be requested.

<p style="text-align: center;">ARTICLE 16 "I-1" LIGHT INDUSTRIAL DISTRICT</p>

Section 1600 Intent

The "I-1" Industrial District as herein established is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external and physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.

Section 1601 Principal Permitted Uses

- A. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire, and wood, but not including as a principal operation, the manufacturing of such substances.
- B. Any industry activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Articles 17 and 18.
 - 1. The manufacturing or assembling of the following:
 - a. Medical, dental, optical, and similar precision instruments.
 - b. Musical instruments.
 - c. Novelties, toys, rubber products.
 - d. Orthopedic or medical appliances.
 - e. Watches, clocks, including clock-operated devices.
 - 2. Machine shops and tool and die shops.
 - 3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment, compounding, processing and packaging of meat, dairy, and food products, candy, exclusive of slaughtering.

4. Compounding, processing and packaging of chemical products, but not including any materials which decompose by detonation.
5. Awning company.
6. Bakeries, wholesale.
7. Beverage distributors manufacturing, bottling plants.
8. Carpet and rug cleaning plants.
9. Electric supply company.
10. Fence company.
11. Glass distributors.
12. Labor Union meeting halls.
13. Laboratories-experimental, firm, or testing.
14. Laundries, dry cleaning plants and linen supply.
15. Mail order houses.
16. Offices.
17. Printing, publishing, binding and typesetting plants.
18. Public utilities: including buildings, necessary structures, storage yards, and other related uses.
19. Research and engineering laboratories.
20. Sign painting and manufacturing.
21. Trade or industrial schools.
22. Wholesale houses and storage facilities.
23. Warehouse which may have a maximum lot coverage of seventy-five (75) percent or a maximum floor area ratio of point seventy five (.75), whichever is less.
24. Mini-warehouse self storage units to provide storage in completely enclosed units. There will be no storage outside of units.

Section 1602 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Truck and motor freight terminals and hauling services.
- B. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as but not limited to: lumber yards, building materials outlets, garage sales, upholsters, cabinet makers, outdoor boat or house trailers, automobiles, or agriculture implement sales) or serve the convenience needs of the district (such as but not limited to: eating and drinking establishments, banks, savings and loan associations, credit unions, automobile service stations, motel or bowling alleys, or industrial clinics).

Section 1603 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1604 Required Conditions

No Zoning Certificate shall be issued for "I-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations, drive in restaurants, equipment rental services, including automobiles, trucks and trailers; truck and motor freight terminals and hauling services.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be

kept to a minimum by appropriate landscaping, paving, or other acceptable means.

- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. No raw material shall be processed into any of the following basic products; metals of any kind, glass, plastic, textiles, leather or paper.
- K. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar materials, and except for parking areas, the grounds shall be planted and landscaped.
- L. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 - 1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above ground storage shall be in enclosed fireproof vaults.
3. The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in accordance with the following table:

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F.	Above Ground	Below Ground
Class I below 100 degrees F	I Not permitted	20,000
Class II above 100 degrees F and below 140 degrees F	II 1,000	40,000
Class III above 140 degrees F	III 5,000	80,000

- M. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
1. The applicable regulations of the Atomic Energy Commission.
 2. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for prosecution under the terms of this Resolution.

Section 1605 Development Standards

See Article 26, Schedule of Regulations and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 17 "I-2" GENERAL INDUSTRIAL DISTRICT</p>

Section 1700 Intent

This district has been established to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in "I-1."

Section 1701 Principal Permitted Uses

- A. Any use permitted in Section 1601; however, the required conditions of Section 1704 shall be applicable.
- B. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following previously prepared materials:
 - 1. Light metal products, excluding structural steel and foundry products.
 - 2. Pharmaceutical products, including cosmetics, toiletries and the compounding of perfumes, but excluding the manufacture of soap from raw materials.
- C. Any industry activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Article 18.
 - 1. Bus garages, repair and storage.
 - 2. Cement block and formed products manufacturing.
 - 3. Building material sales and storage facilities.
 - 4. Cold storage plants.
 - 5. Concrete mixing plants.
 - 6. Contractor sales, storage and equipment yards.
 - 7. Motor vehicle repair and storage facilities.
 - 8. Sawing and planing mills.

9. Trucking and motor freight terminals.
10. Water treatment plants and reservoirs.

Section 1702 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1703 Required Conditions

No Zoning Certificate shall be issued for "I-2" use until the applicant shall have certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 2. A fence of a non-deteriorating material.
 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the businesses involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.

- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable at the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar materials, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 - 1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 - 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above-ground storage shall be in enclosed fireproof vaults.
 - 3. The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
 - 4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
 - 5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or

gases shall be permitted on any lot in accordance with the following table:

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F.	Above Ground	Below Ground
Class I below 100 degrees F	I Not permitted	60,000
Class II above 100 degrees F and below 140 degrees F	II 3,000	120,000
Class III above 140 degrees F	III 15,000	240,000

- L. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
1. The applicable regulations of the Atomic Energy Commission.
 2. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for prosecution under the terms of this Resolution.

Section 1705 Development Standards

See Article 26, Schedule of Regulations and Chapters III and IV, General and Special Regulations.

<p style="text-align: center;">ARTICLE 18 "I-3" HEAVY INDUSTRIAL DISTRICT</p>

Section 1800 Intent

This district is established to accommodate industrial uses not provided for in other Industrial Zoning Districts.

Section 1801 Principal Permitted Uses

- A. Any use permitted in Section 1701; however, the required conditions of Section 1805 shall be applicable.
- B. Any industrial activity, such as those enumerated below as examples, which fulfill all the requirements of the other sections of this Article.
 - 1. Asphalt or asphalt products.
 - 2. Ammonia or chlorine manufacturing and storage.
 - 3. Boiler shops.
 - 4. Celluloid or cellulose products and manufacturing.
 - 5. Cement, lime or lime products manufacturing.
 - 6. Coal, tar, and creosote manufacturing.
 - 7. Coke ovens.
 - 8. Drop-forge plants.
 - 9. Fat rendering
 - 10. Fertilizer manufacturing.
 - 11. Foundries and foundry products.
 - 12. Garbage or offal reduction or transfer.
 - 13. Glue manufacturing.
 - 14. Incinerators.
 - 15. Petroleum refining plants.

16. Rubber manufacturing from crude or scrap material or the manufacturing of articles therefrom.
17. Sewage treatment plants.
18. Soap and detergent manufacturing from raw materials.
19. Stockyards, shambles, and slaughterhouses.
20. Stone products processing and manufacturing.
21. Turpentine, varnish, or paint manufacturing.

Section 1802 Conditional Uses

The following Conditional Uses are subject to approval in accordance with Article 39, Section 3906.

- A. The following uses subject to the conditions for Conditional Uses, Section 1803 A.
 1. Manufacturing and bulk storage of corrosive acids and derivations and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils.
 2. Manufacturing of flammable liquids or materials which produce flammable or explosive vapors or gases.
 3. Storage, utilization or manufacturing of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation.
- B. The following uses subject to the conditions for Conditional Uses, Section 1803 B.
 1. Junk yards.

Section 1803 Conditions for Conditional Uses

- A. Uses of the type exemplified by Section 1802 A shall be confined to tracts located at least one thousand (1,000) feet from any property where residents are permitted by this Zoning Resolution.
- B. Junk yards subject to the requirements of Section 1802 B shall be confined to tracts located at least six hundred (600) feet from any property zoned for residential purposes, shall observe fifty (50) foot front yard setback, and shall comply with Chapter 4737 of the Ohio Revised Code.

Section 1804 Accessory Uses

- A. Accessory uses, buildings, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 1805 Required Conditions

No Zoning Certificate shall be issued for "I-3" use until the applicant shall have certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
 - 2. A fence of a non-deteriorating material.
 - 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the businesses involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Health Department. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.

- G. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable at the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar materials, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 - 1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 - 2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above-ground storage shall be in enclosed fireproof vaults.
 - 3. The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
 - 4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
 - 5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in accordance with the following table:

Total Permitted Quantities of Flammable Materials in Gallons

Closed Cup Flashpoint in Degrees F.	Above Ground	Below Ground
Class I below 100 degrees F	I Not permitted	Unlimited
Class II above 100 degrees F and below 140 degrees F	II Unlimited	Unlimited
Class III above 140 degrees F	III Unlimited	Unlimited

L. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:

1. The applicable regulations of the Atomic Energy Commission.
2. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for prosecution under the terms of this Resolution.

Section 1806 Development Standards

See Article 26, Schedule of Regulations and Chapters III and IV, General and Special Regulations.

ARTICLE 19

"F" FLOOD PLAIN DISTRICT

Section 1900 Intent

Certain areas within the unincorporated area of Springfield Township, Ohio, are not readily usable or suitable for residential, commercial, or industrial uses and should be reserved as conservation areas. Such areas may be subject to periodic flooding which makes development contrary to the public interest. These areas are flood plain districts. The areas are based on three (3) sources of information.

1. Flood Administration, Flood Hazard Boundary Maps;
2. Flood Plain Management Study, elected streams in Clark County, Ohio; and
3. Any other relevant document or map based on ground engineering principals and accepted by the Township Zoning Inspectors.

Section 1901 Principal Permitted Uses

- A. Agricultural operations, according to Article 2, Section 201.02, but this shall not include or permit the spreading, accumulation, feeding or use of garbage in any manner on the open surface of the ground.
- B. Forestry.
- C. Wildlife refuse, fish hatchery, or wildlife propagation.

Section 1902 Conditional Uses

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Before taking action on such request, the Board shall secure a written recommendation from the Clark County Springfield Planning Commission and applicable Conservancy District regarding the advisability and approval of the request and conditions for the proper operation of the proposed use.
 1. Public and private park recreation areas to include parks, playgrounds, picnic grounds, golf courses, and fishing lakes; also, boat docks, private and commercial, including

leasing of fishing and recreational equipment and sale of
bail.

2. Riding stables, provided that any building in which the
animals are housed shall be at least five hundred (500)
feet distant from any lot or tract in any Residential District.
3. Circus, carnival or similar transient and portable
amusement enterprises.

ARTICLE 20

"NR" NATURAL RESOURCES DISTRICT

Section 2000 Intent

The "NR" Natural Resources District is designated with the recognition that the sand and gravel deposits within the Township's land area are unrenewable material resources necessary and beneficial to the economy of the Township and the regional area about it and the welfare of its citizens. To provide for the utilization of this resource in a manner compatible with nearby residential areas, and to insure complete restoration of the sand and gravel areas ready for another land use at the conclusion of excavation and treatment, this Natural Resources District is hereby established.

Section 2001 Principal Permitted Uses

- A. Extraction of sand and gravel.
- B. Processing of sand and gravel.
- C. Mining of deposits of limestone or other similar material.

Section 2002 Conditional Requirements

No Zoning Certificate shall be issued for a "NR" use until the applicant shall have certified to the Zoning Inspector that he meets the following requirements of this and subsequent sections of Article 20.

- A. The removal of sand, gravel, limestone, or similar materials by excavation, stripping, mining or otherwise taking and including on-site operations appurtenant to the taking including washing, grading, storing, grinding operations shall be carried on within the limits of the "NR" District. All extraction from new pits begun subsequent to the effective date of this Resolution shall be washed, graded, and further processed and/or stored within the limits of the "NR District; no material resource extracted outside the limits of this district shall be brought in for washing, grading, or further processing, except in the event of a public emergency as declared by the Township Board of Trustees requiring the use of said Natural Resources. Resources related industries including, but not limited to: concrete batching plants and asphalt mixed plants shall not be permitted as a part of this Natural Resources District.

- E. Fencing or other suitable barrier, including the planting of multi-flora rose, shall be erected and maintained around the entire site or portions thereof where in the opinion of the Trustees, such fencing or barrier is necessary for the protection of the public safety and shall be of a type specified by the Trustees.
- F. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise, and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the Trustees.
- G. Quarrying shall be carried out closer than three hundred (300) feet to any adjoining property line unless the written consent of such adjoining property owner has first been obtained.

Section 2005 Rehabilitation Requirements

All mined-out areas shall, within a reasonable length of time, be reclaimed and rehabilitated and the Trustees, at their discretion, may fix a bond in a reasonable amount to assure that such rehabilitation and reclamation will be carried out. The Trustees shall be guided by the following standards with respect to the rehabilitation and reclamation of mined-out areas:

- A. All excavation shall be made either to a water producing depth, such depth to be not less than five (5) feet below the water mark, or shall be graded or back-filled with non-noxious, non-combustible and non-inflammable solids, to secure:
 - 1. That the excavated area shall not collect and permit to remain therein, stagnant water; or,
 - 2. That the surface of such areas which is not permanently submerged is graded or back-filled as necessary so as to reduce the peaks and depressions thereof so as to produce a gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.
- B. The banks of all sand and gravel excavation in a water producing excavation, and to the pit bottom in a dry operation, shall be sloped to the water line, at slope which will not be less than three (3) feet horizontal to one (1) foot vertical and said banks shall be restored with vegetation in a manner set forth in paragraph C.
- C. Vegetation shall be restored by the spreading of sufficient soil and by appropriate seeding of grasses or planting of shrubs and trees in all parts of said mining area where the same is not submerged under water.
- D. Proper drainage shall be provided for the mined-out area.

- E. All equipment and structures shall be removed from the mined-out area within six (6) months of the completion of the mining therefrom.
- F. The Trustees may impose such other reasonable conditions and restrictions as they deem necessary for the protection of the public and to encourage the mining and processing of the sand and gravel from the authorized area.
- G. Due to the inherent difficulties in reclaiming and rehabilitating areas from which stone has been quarried, the Trustees are hereby empowered to impose reasonable standards for reclamation as may be necessary to protect the public interest, without unduly restricting the operations of the mine owner.

ARTICLE 21

PLANNED DEVELOPMENT DISTRICTS

Section 2100 Intent

Planned Development Districts have been established and shall be permitted as amendments to the Zoning Map, but in both cases require application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. Regulations set forth herein are adapted to unified planning and development in such districts. Applications for Planned Development (either by a rezoning amendment or when such tract is within a Planned Development District), will be granted only when the Development Plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district.

Section 2101 Application

The provisions of Articles 22, 23, 24, and 25 shall apply to a tract of land for a Planned Development as defined in Sub-section 216.01.

Section 2102 Types of Planned Development

- "PD-1" Planned Residential District
- "PD-2" Planned Office District
- "PD-3" Planned Business District
- "PD-4" Planned Industrial District

Section 2103 Standards for Planned Development

The Board of Township Trustees shall not approve an application for Planned Development unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it, which support conclusions that:

- A. The Planned Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. The Planned Development will not jeopardize the public health, safety and morals.
- B. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed Development and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of the proposed Development. Traffic control signals

will be provided without expense to Clark County when the County Engineer determines that such signals are required to present traffic hazards or congestion in adjacent streets.

- C. The Development will not impose an undue burden on public services and facilities, such as fire and police protection.
- D. The Development Plan contains such proposed covenants, easements and other provisions relating to the proposed development standards, as reasonably are required for the public health, safety and morals.
- E. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped or otherwise improved.
- F. When business or manufacturing structures or uses in a Planned Development District abut a Residential District, screening shall be provided as provided in Articles 22, 23, 24, and 25. In no event shall a business or manufacturing structure in a Planned Development District be located nearer than one hundred (100) feet to a residential building.

Section 2104 Procedure

The following procedure shall be followed in each application for Planned Development.

2104.01 Submission of Application

- A. The owner(s) or lessee(s) of a tract of land may request that the Zoning District Map be amended, or that a tract within a previously established Planned Development District be approved for one of the Planned Development Districts. Each request shall follow the procedure outlined in Article 42.
- B. The applicant is encouraged to engage in informal consultations with the staff of the Springfield Township Zoning Commission prior to preparing his final plans, it being understood that no statement or representation by a member of the staff shall be binding upon the Zoning Commission or upon any zoning body.
- C. An application for a Planned Development may be processed, noticed and heard by the Zoning Commission concurrently with an application for a proposed subdivision or re-subdivision of the same property pursuant to the subdivision regulation of Clark County.

2104.02 Submission of Development Plan

Two (2) copies of a Development Plan shall be submitted with the application and shall include in text and map form:

- A. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features.
- B. A site plan showing the location and arrangement of all existing and proposed structures, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress, including access streets where zoning districts, proposed lots and blocks, if any, including parks, playgrounds, school sites, and recreational facilities.
- C. A statement of the anticipated Land Use Intensity (see Article 41), when applicable, the proposed total gross floor area, and the percentage of the development which is to be occupied by structures.
- D. Preliminary sketches of the proposed structures and landscaping.
- E. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. No such stage or unit shall have a Land Use Intensity that exceeds by more than twenty (20) percent of the proposed Land Use Intensity of the entire Planned Development. When a Planned Development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units completed or under development bear to the entire Planned Development.
- F. Proposed provisions for water sanitary sewer and surface drainage with engineering feasibility study or other evidence of reasonableness.
- G. The location of parks, schools and other community facility sites if any.
- H. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a statement of all the ownership and beneficial interest in the tract of land and the proposed Development.
- I. In the case of an Office, Business or Industrial Planned Development, a statement identifying the principal types of office.

business and/or industrial uses that are to be included in the proposed Development.

- J. When a Planned development includes provisions for a common open space, or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by an entity other than a governmental authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted.
- K. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.
- L. Evidence of applicant's ability to post a bond if the Plan is approved, assuring completion of the public service facility to be constructed within the project by the developer.

2104.03 Action by the Springfield Township Zoning Commission

The Springfield Township Zoning Commission shall hold a public hearing on the Development Plan as provided by Article 6 of this Resolution.

Such public hearing shall consider all aspects of the Development Plan including all proposed stages and/or units of development. Within thirty (30) days after the last public hearing on such Plan, the Commission shall prepare and transmit to the applicant specific findings of fact with respect to the extent to which the Development Plan complies with the standards set out in Section 2104 of this Article and the District for which the change has been requested, together with its recommendations to the Board of Township Trustees with respect to the action to be taken on the Development Plan. The Commission may recommend disapproval, approval, or approval with amendments, conditions, or restrictions. Copies of the findings and recommendations of the Commission shall be made available to any other interested person(s).

2104.04 Final Development Plan

Prior to the Board of Township Trustees public hearing, the applicant shall submit a reproducible Final Development Plan showing the information on the Development Plan and any additional information which the Township Zoning Commission requires to be shown to properly describe the Planned Development which was approved and agreed to by the applicant. This Plan shall be made part of the Resolution when the Planned Development is approved by the Board of Township Trustees.

2104.05 Action by the Board of Township Trustees

The Board of Springfield Township Trustees shall hold a public hearing on the Development Plan as provided by Article 40 of this Resolution. If the application is granted, the area of land involved, if not within a

Planned Development District, shall be redesignated as a "PD-1", "PD-2", "PD-3", or a "PD-4" District by Resolution and such Resolution shall incorporate the Plan, including any condition or restriction that may be imposed by the Board of Springfield Township Trustees.

In the event an agreement on a Planned Development, within an established Planned Development District, cannot be reached the following district regulations shall apply:

Planned Development District	Appropriate District Regulations
"PD-1"	"R-1"
"PD-2"	"O-2"
"PD-3"	"B-2"
"PD-4"	"I-1"

2104.06 Subdivision Plat Required

No building permit shall be issued for any structure in any portion of a Planned Development unless and until the final subdivision plat for the portion has been approved by the Clark County-Springfield Planning Commission and recorded.

2104.07 Expiration Date for Development Plan Approval

A. Single Stage Development Plans

The approval of the Development Plan shall become null and void and the land shall revert to its former zoning classification unless within two (2) years, the subdivision plat shall have been recorded in the records of the Clark County Recorder.

B. Multi-Stage Development Plans

When the recording of the subdivision plat for the successive stages falls more than two (2) years behind the schedule submitted under Section 2104.02E, the Development Plan shall become null.

ARTICLE 22

"PD-1" PLANNED RESIDENTIAL DISTRICT

Section 2201 Principal Permitted Uses

- A. Residential use developed in a unified manner in accordance with the approved Development Plan.
- B. Other uses may be permitted if specifically approved as part of the Plan, provided that the areas and structures occupied shall be so located and designed as to protect the character of the surrounding property, and provided further that convenience establishments shall be subject to additional requirements as herein specified:
 - 1. Convenience Establishments.
 - a. Such establishments and their parking areas shall not occupy more than five (5) percent of the total area of the development.
 - b. Such establishment shall be limited to those permitted in the "B-1" Business District and shall fulfill all the requirements of Article 11.
 - c. Such establishments shall be so located, designed and operated as to serve primarily the needs of persons within the Development Plan and persons residing elsewhere.
 - d. Off-street parking and loading requirements shall be appropriate to the particular case based upon the types of convenience establishments permitted and the anticipated proportion of walk-in trade. Multiple use of off-street parking and service areas and access ways for convenience establishments may be permitted if such multiple use will not lead to congestion or the creation of hazards to pedestrian or vehicular traffic.

Section 2202 Development Standards

In addition to the provision of Chapters III and IV, General Regulations and Special Regulations, the development Plan must comply with the following:

2202.01 Area Requirements

The minimum land area required for a Planned Residential District shall be five (5) acres.

2202.02 Land Use Intensity

The relationship between the size of the tract, the floor area of the structure, the open space, the living space and the recreation space in any given Planned Development shall, as set forth in Article 41 for the LUI Index Number, be selected by the applicant.

2202.03 Site Planning

- A. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.
- B. The site must have direct access to a major street without creating traffic on minor residential streets outside the district. Must either be so located in relation to utilities and public facilities existing or to be developed that no additional public cost be involved.
- C. Efficient, safe, convenient, and harmonious grouping of structure, uses, and facilities. Appropriate relation of space inside and outside building to intended uses and structural features.
- D. Appropriate relation of space inside and outside building to intended uses and structural features.
- E. Vehicular access to streets and pedestrian ways.
- F. Protection of pedestrian and traffic visibility.
- G. Location of common open space.
- H. Screening of off-street parking areas, and service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.
- I. Where the Planned Residential District abuts another Residential District, a permanent open space at least twenty-five (25) feet wide shall be provided along property lines. A ten (10) foot depth along the property lines shall be maintained in landscaping and no driveway or off-street parking shall be permitted in such areas.

2202.04 Parking and Loading

Off-street parking and loading spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

ARTICLE 23

"PD-2" PLANNED OFFICE DISTRICT

Section 2301 Principal Permitted Uses

- A. Office establishments developed, operated, and maintained within an organized development of associated office activities in accordance with an approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

Section 2302 Development Standards

In addition to the provisions of Chapters III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "PD-2" Planned Office District.

2302.01 Area Requirements

The minimum area for a Planned Office District shall be five (5) acres.

2302.02 Land Occupancy By Buildings

Total land occupancy by all buildings for an office park shall not exceed sixty (60) percent of the area of the tract, provided however, that underground parking structures, the highest of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings.

2302.03 Open Space Requirements

Open space shall be twenty (20) percent of the land area and shall not be used or occupied by automotive vehicles. Such space shall be reserved for landscaping, and its location, use and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located.

2302.04 Relation to Major Transportation Facilities

There shall be direct access to at least one (1) major thoroughfare, as established on the Official Thoroughfare Plan for Clark County, Ohio.

2302.05 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.07 of Article 21 shall apply to Planned Office Districts. In addition, yards with a minimum width of twenty-five (25) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest ten (10) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lands, in which case the nearest ten (10) feet to the turnout or merging lane shall be landscaped.
- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest twenty-five (25) feet shall be maintained in landscaping and no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted.
- C. All other yards within the Development Plan, except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a ten (10) foot depth along the property lines.

2302.06 Parking and Loading

Off-street parking and loading spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

<p style="text-align: center;">ARTICLE 24 "PD-3" PLANNED BUSINESS DISTRICT</p>
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Section 2401 Principal Permitted Uses

- A. Retail, service and office establishments developed, operated and maintained within an organized development of associated activities in accordance with the approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

Section 2402 Development Standards

In addition to the provisions of Chapters III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "PD-3" Planned Business District.

2402.01 Area Requirements

The minimum area for a Planned Business District shall be five (5) acres.

2402.02 Land Occupancy by Buildings

Total land occupancy by all buildings for a Business District shall not exceed sixty (60) percent of the area of the tract, provided, however, that underground parking structures, the highest portions of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings.

2402.03 Relations to Major Transportation Facilities

- A. Planned Business Districts less than twenty (20) acres in area shall have direct access to at least one (1) major thoroughfare, as established on the Official Thoroughfare Plan for Clark County, Ohio.
- B. Planned Business Districts more than twenty (20) acres in area shall have direct access to at least two (2) major thoroughfares as established on the Official Thoroughfare Plan for Clark County, Ohio.

2402.04 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.03 of Article 21 shall apply to Planned Office Districts. In addition, yards with a minimum width of fifty (50) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest twenty (20) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lands, in which case the nearest twenty (20) feet to the turnout of merging lane shall be landscaped.
- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest thirty (30) feet shall be maintained in landscaping and no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a twenty (20) foot depth along the property lines.
- D. Where residential uses separate the retail service and office uses from a Residential District, the yard requirements of Article 23 shall be applicable.

2402.05 Off-Street Parking and Loading Requirements

Off-street parking shall be provided at the minimum ratio of 5.5 spaces per one thousand (1,000) feet of gross leasable area. In addition, two (2) off-street parking spaces shall be provided for each dwelling or lodging unit. *Gross leasable area* shall mean total floor area designed for tenant occupancy and use, including basements, expressed in square feet measured from the centerline of adjoining partition and from the outside wall faces; but shall exclude parking areas in structures reserved for tenant use and occupancy.

A minimum of two (2) percent of the area devoted to off-street parking shall be maintained in landscaping in such parking areas.

Off-street loading space shall be provided with area, location and design appropriate to the needs of the shipping center and specific uses within it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 25

"PD-4" PLANNED INDUSTRIAL

Section 2501 Principal Permitted Uses

- A. Manufacturing, processing, warehousing, and industrial service activities developed, operated, and maintained within an organized development of associated activities in accordance with the Approved Development Plan.

Section 2502 Development Standards

In addition to the provisions of Chapters III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "PD-4" Planned Industrial District.

2502.01 Area Requirements

The minimum area for an Industrial District shall be five (5) acres.

2502.02 Land Occupancy By Buildings

Total land occupancy by all buildings for an Industrial District shall not exceed sixty (60) percent of the area of the tract.

2502.03 Relation to Major Transportation Facilities

- A. Industrial Parks shall have direct access to at least one major thoroughfare as established on the Official Thoroughfare Plan for Clark County, Ohio.

2502.04 Site Planning

The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.07 of Article 22 shall apply to Planned Industrial Districts. In addition, yards with a minimum width of one hundred (100) feet shall be provided along all property lines, except where it adjoins a Business or another Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest thirty (30) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lands, in which case the nearest thirty (30) feet to the turnout of merging lane shall be landscaped.

- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest fifty (50) feet shall be maintained in landscaping and no off street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a thirty (30) foot depth along the property lines.

2502.06 Parking and Loading

Off-street parking and loading spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

Off-street loading space shall be provided with area, location and design appropriate to the needs of the Industrial Park and specific uses with it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 26
SCHEDULE OF REGULATIONS:
SITE PLAN REQUIREMENTS

Section 2600 Schedule Limiting Height, Bulk, Density, and Area by Zoning District

See Table on next page

- I. Public water and sewer approved by the Ohio EPA or the County Health Department are required for multiple family dwellings.
- J. Residential lots whose width is less than sixty-three (63) feet wide, the set-back distance will be three (3) feet; residential lots whose width is sixty-three (63) feet to seventy-five (75) feet, the set-back distance for garages will be five (5) feet; residential lots whose width ranges seventy-six (76) feet to ninety (90) feet, the set-back distance for garages will be eight (8) feet.

Section 2601 Subdivision Open Space Plan

2601.01 Intent

The intent of the Subdivision Open Space Plan is to promote the following objectives:

- A. Provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
- B. Encourage developers to use a more creative approach in the development of residential area.
- C. Encourage a more efficient, aesthetic and desirable use of open space while recognizing a reduction in development costs and by allowing the developer to by-pass natural obstacles on the site.
- D. Encourage the provision of open space with reasonable distance to all lot development of the subdivision and to further encourage the development of recreational facilities.

2601.02 Procedure

Modifications to the standards as outlined in Section 2600, *Schedule of Regulations*, may be made in the One Family Residential Districts when the following conditions are met:

- A. The lot area in all One Family Residential Districts, which are served by a public sanitary sewer and water system, may be reduced up to twenty (20) percent. In the "R-4" District this reduction may be accomplished in part by reducing the lot widths up to five (5) feet. In the "R-1", "R-2", and "R-3" Districts, this lot width reduction may be up to ten (10) feet. These lot area reductions shall be permitted provided that the dwelling unit density shall be no greater than if the land area to be subdivided where developed in the minimum square foot lot areas as required under Section 2600. All calculations shall be predicted upon the One Family Districts having the following gross densities (including roads):

- "R-1" = 2.2 Dwelling units per acre
- "R-2" = 2.8 Dwelling units per acre
- "R-3" = 3.4 Dwelling units per acre
- "R-4" = 4.2 Dwelling units per acre

- B. Rear yards may be reduced to thirty (30) feet when such lots border on land dedicated for park, recreation, and/or open space purposes, provided that the width of said dedicated land shall not be less than ninety (90) feet measured at the point at which it abuts the rear yard of the adjacent lot.
- C. Dedicated land shall not include bodies of water, swamps or land with excessive grades making it suitable for recreation. All dedicated land shall be so graded and developed as to have natural drainage. The entire area may, however, be located in a flood plain.
- D. The developer or subdivision shall dedicate the total park area at the time of filing the final plat.

Section 2602 Site Plan Review

2602.01 Site Plan

A Site Plan shall be submitted to the Zoning Inspector for approval of:

- A. Any use or development for which the submission of a Site Plan is required by any provision of this Resolution.
- B. Any development, including Single Family Residential, for which off-street parking areas are provided as required by Article 33.
- C. Any use which lies contiguous to a major thoroughfare.
- D. All residentially related uses permitted as Single Family Residential Districts such as, but not limited to: churches, schools, and public facilities.

2602.02 Site Plan Format

Each Site Plan submitted to the Zoning Commission in accordance with the requirements of this Resolution shall contain such information and be in such form as the Zoning Commission may prescribe in its rules. Fees for the review of Site Plans shall be established by Resolution of the Township Board of Trustees.

2602.03 Site Plan Review

In the process of reviewing the Site Plan, the Zoning Commission shall consider:

- A. Residential developments designed in accordance with this Zoning Resolution.
- B. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
 - 1. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 - 2. Satisfactory and harmonious relations between the development of the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
- C. The Zoning Commission may further require landscaping, fences and walls in pursuance of these objective and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.